

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 NW/S Pulaski Highway, approx.
 1600 ft. SE of Mohrs Lane * ZONING COMMISSIONER
 9728 Pulaski Highway * OF BALTIMORE COUNTY
 15th Election District *
 6th Councilmanic District * Case No. 99-168-SPH
 Virginia Harris Gurley
 Petitioner

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 NW/S Pulaski Highway, approx.
 1800 ft. SE of Mohrs Lane * ZONING COMMISSIONER
 9726 Pulaski Highway * OF BALTIMORE COUNTY
 15th Election District *
 6th Councilmanic District * Case No. 99-169-SPHA
 Legal Owner: Estate of Gordon A. Gurley
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner for a single public hearing for two adjacent properties located in White Marsh. Under case No. 99-168-SPH, a Petition for Special Hearing has been filed for the property located at 9728 Pulaski Highway. In that Petition, nonconforming use status is requested for a service garage and to establish the location of all nonconforming site conditions. That property is owned by Virginia Harris Gurley, the mother of John Gurley, Petitioner. Under case No. 99-169-SPHA, a Petition for Special Hearing and Petition for Variance have been filed. The property at issue, in that case, is known as 9726 Pulaski Highway. Under the Petition for Special Hearing, approval is sought for the nonconforming use for heavy machinery sales and repair, warehousing, manufacturing, a construction and equipment storage yard, and to establish nonconforming site conditions as noted on the plan, including building setbacks, parking and paving. Variance relief is also requested in that matter from Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum side yard setback of 1 ft. and a rear yard setback of 3.3 ft. in lieu of the required 30 ft., for both. The property bearing the address of 9726 Pulaski Highway is owned by the Estate of Gordon A. Gurley, by John H. Gurley, his son and Personal Representative of the Estate.

Appearing at the requisite public hearing held for these cases were John Gurley, John

ORDER RECEIVED FOR FILING
 Date 3/30/99
 By J. H. Gurley

Rogalski, and Arnold Yox, a long time employee of the business on site, and Bill Monk, a Land Use Consultant retained by the Petitioners. There were no Protestants present.

Turning first to the property known as 9726 Pulaski Highway (case No. 99-169-SPHA), an examination of the site plan submitted for same shows that the property is approximately 1.08 acres in net area, split zoned M.L.-A.S. and M.L.-I.M. The predominant zoning of the property is M.L.-A.S. with a small rear portion zoned M.L.-I.M. The property is improved with an existing one story block building which is 13,983 sq. ft. in area. The Petitioner proposes a one story addition to same with an area of 2,324 sq. ft. The building is occupied by a business known as Tru-Rol Co., Inc., an entity which specializes in the repair/maintenance of heavy construction equipment. In this regard, interesting and enlightening testimony regarding the history of the business and the nature thereof was offered by Mr. Yox, a long time employee, and John Gurley, whose father started the business in approximately 1950. In sum, it is to be noted that the business provides a unique and specialized service in the repair of tractors and other heavy duty construction equipment.

Within case No. 99-169-SPHA, special hearing relief is requested to designate Tru-Rol's operation as nonconforming, pursuant to Section 104 of the BCZR. Generally, that business is characterized in the nature of heavy machinery repair and sale, warehousing, manufacturing, and a construction and equipment storage yard. All of these uses are generally within the activity of the Tru-Rol business. Moreover, nonconforming use designation is sought to legitimize the existing site conditions and site constraints, including setbacks, parking and paving.

Substantial and uncontradicted testimony was offered about the present and historic use of the site. It is clear that the business has been operated on this premises in a similar fashion for nearly 50 years. Mr. Monk, in particular, offered testimony about the zoning history of the site and the evidence offered was overwhelming to support the conclusion that nonconforming status should be granted and that the Petition should be approved.

Additionally, variance relief is requested in case No. 99-169-SPHA. The proposed site plan shows that an addition will be attached to the rear of the existing building. The setback

for the addition will be consistent with the setback for the rear of the existing building, which is 3.3 ft. from the rear property line. In my judgment, the proposed addition is appropriate and in keeping with the existing improvements and surrounding locale. Therefore, I find that the Petition for Variance should be granted and that the Petitioner has met the requirements of Section 307 of the BCZR.

Turning to the matter presented in case No. 99-168-SPH, this is an adjacent property, also owned by the Gurley family. In fact, the two properties, 9726 and 9728 Pulaski Highway have been used in conjunction with one another for many years. An examination the site plan for 9728 Pulaski Highway shows that the site is approximately 1.373 acres in area. It is also split zoned M.L.-A.S. and M.L.-I.M., with the predominant zoning being M.L.-A.S. in the front portion of the property. This property is improved with an existing one story block service garage building of 7370 sq. ft. That building contains 5 bays and an area for storage. Additionally, a small addition of 2,850 sq. ft. has been constructed to the front of the service garage building. That addition contains two levels and contains office space on one floor and storage area on the lower level.

Testimony was also presented regarding the prior use of this property. Apparently, the property was used from the early 1960s through the mid 1980s by International Steel, Inc., a warehouse/service garage operation. That company left the premises in 1986 and later the building was rented for similar purposes to RFK, Inc., a tour bus operator. Apparently, buses were stored and repaired on the premises. Several years later, RFK, Inc. vacated the premises and a new tenant came to the site known as The Rockingham Company. The property continued to be used for similar purposes by that tenant.

Testimony was offered by Messrs. Gurley, Yox and Monk regarding existing and historic site conditions on the property known as 9728 Pulaski Highway. Testimony and evidence was that the property has continuously been used as a service garage for many years and has been improved in its present fashion during that period of continuous use. Based upon the uncontradicted testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing.

In granting the relief requested, it is to be noted that the Zoning Plans Advisory Committee (ZAC) comments were received on these matters from both the Office of Planning and the Developer's Plan Review Division of the Office of Permits and Development Management. Both agencies request that the property be upgraded by way of increased landscaping, fencing and improvements to the access to the site from Pulaski Highway. Although I encourage the owners/Petitioners to undertake an improvement to the site, it is to be noted that the matter comes before me primarily through Petitions for Special Hearing, to establish a nonconforming use. That is, but for the small addition to the rear of the property at 9726 Pulaski Highway, there is no new development of the site proposed. The Petitioners seek only a legitimization of existing conditions.

In order for relief to be conditions, I believe that some reasonable nexus must be drawn between the relief requested and the proposed restrictions. If the property were to be redeveloped, additional landscape and other improvements should be required. However, in that the Petitioners are only seeking confirmation of the existing conditions, I decline to specifically require those type of improvements which would normally be associated with new development of a property.

Pursuant to the advertisement, posting of the property and the public hearing on these Petitions held, and for the reasons given above, the relief requested shall be granted.


THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 25th day of February 1999, that the Petition for Special Hearing, in case No. 99-168-SPH, to approve nonconforming use status for a service garage and to establish a location of all nonconforming site conditions, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing, in case No. 99-169-SPHA, to approve a nonconforming use for heavy machinery sales and repair, warehousing, manufacturing, a construction and equipment storage yard, and to establish nonconforming site conditions as noted on the plan, including building setbacks, parking and paving, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 255.1 and 238.2 of the

Baltimore County Zoning Regulations (BCZR) to permit a minimum side yard setback of 1 ft. and a rear yard setback of 3.3 ft., in lieu of the required 30 ft. for both, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
DATE 2/25/99
BY M. Hark



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9728 Pulaski Highway
which is presently zoned ML-AS and ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a non-conforming use for a service garage and to establish the location of all non-conforming site conditions (i.e. parking and paving).

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Virginia Harris Gurley
Name - Type or Print _____

Signature _____

Virginia H. Gurley
Name - Type or Print _____

Signature _____

1012 W. Joppa Road (410) 992-7247
Address Telephone No.

Towson, MD 21204
City State Zip Code

Representative to be Contacted:

William Monk, Inc.
Name _____

222 Bosley Avenue, Ste. B-6 (410) 494-8931
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 99-168-SPH

REV 9/15/98

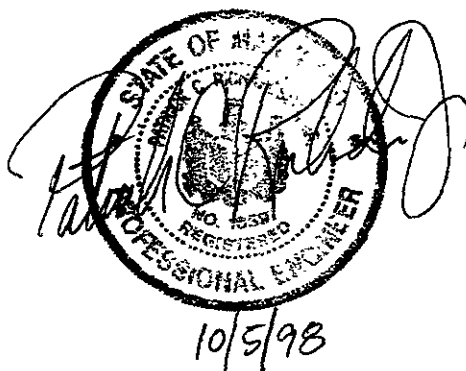
Reviewed By WEL Date 10-16-98

**DROP-OFF
NO REVIEW**

**ZONING DESCRIPTION
VIRGINIA HARRIS GURLEY PROPERTY
9728 PULASKI HIGHWAY
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side of Pulaski Highway approximately 1,600 feet south of the intersection of Mohrs Lane and Pulaski Highway; thence binding on the west side of Pulaski Highway for the following course and distance: (1) South 40 degrees 56 minutes 29 seconds West 200.00 feet, then leaving the roadbed of Pulaski Highway and traversing, (2) North 49 degrees 04 minutes 26 seconds West 300.35 feet, then following the bed of the Baltimore and Ohio Railroad the following course and distance, (3) North 40 degrees 55 minutes 34 seconds East 200.00 feet, then, (4) South 49 degrees 04 minutes 26 seconds East 300.35 feet, to the place of beginning.

Containing or 59,807 square feet, or 1.373 acres of land, more or less.



99-168-5PH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060355

DATE 10/19/98 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Gordon & Virginia Gurley

FOR: PETITION -- SPEICAL HEARING Item 168
9728 Pulaski Highway
Drop-Off ---- No Review Case #99-168-SPH

DISTRIBUTION
WHITE : CASHIER PINK : AGENCY YELLOW : CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

07/19/98 10/19/1998 11:14:37

REL 4505 CASHIER LENT LXS DRSWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 079512

CR NO. 060355

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #99-168-SPH
9728 Pulaski Highway
NW/5 Pulaski Highway, ap-
proximately 1600' SE of
Mohe Lane
1st Election District
6th Councilman District
Legal Owner(s)
Virginia Harris Gurney
Special Hearing to approve
a non-conforming use for a
service garage and to establish
the location of all non-
conforming site conditions.
Hearing Thursday, Decem-
ber 10, 1998 at 9:00 a.m. in
Room 407, County Courts
Bldg. 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations.
Please Call (410) 887-3353.
(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3353.

11/375 Nov. 28 C278/58

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 27, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 26, 1998.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-168-SPH*

PETITIONER/DEVELOPER: () *VIRGINIA GURLEY*

DATE OF HEARING/~~CLOSING~~: () *12-10-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

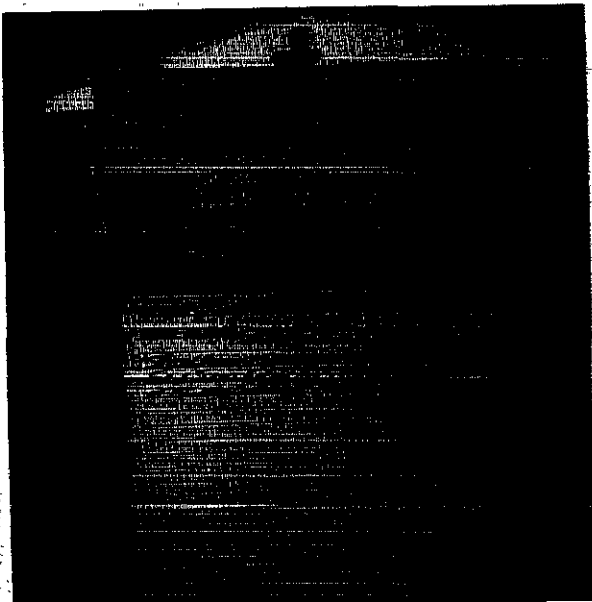
9728 Pulaski Highway, Baltimore, Md. 21220

THE SIGN (S) WERE POSTED ON, *11-25-98* BY THE UNDERSIGNED.

SINCERELY,

Thomas P. Ogle Sr. 11/25/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)



RE: PETITION FOR SPECIAL HEARING
9728 Pulaski Highway, NW/S Pulaski Hwy,
appx. 1600' SE of Mohrs Ln, 15th Election District,
6th Councilmanic

Legal Owners: Virginia Harris Gurley

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-168-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to William Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 29, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-168-SPH
9728 Pulaski Highway
NW/S Pulaski Highway, approximately 1600' SE of Mohrs Lane
15th Election District – 6th Councilmanic District
Legal Owner: Virginia Harris Gurley

Special Hearing to approve a non-conforming use for a service garage and to establish the location of all non-conforming site conditions.

HEARING: Thursday, December 10, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the number "34" written below it.

Arnold Jablon
Director

c: Virginia Gurley
William Monk, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 25, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
November 25, 1998 Issue - Jeffersonian

Please forward billing to:

Virginia Harris Gurley
1012 W. Joppa Road
Towson, MD 21204

410-992-7247

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-168-SPH

9728 Pulaski Highway

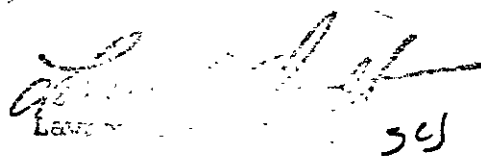
NW/S Pulaski Highway, approximately 1600' SE of Mohrs Lane

15th Election District – 6th Councilmanic District

Legal Owner: Virginia Harris Gurley

Special Hearing to approve a non-conforming use for a service garage and to establish the location of all non-conforming site conditions.

HEARING: Thursday, December 10, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 19, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petitions, 9728 Pulaski Highway (99-168-SPH) and 9726 Pulaski Highway (99-169-SPHA)

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearings).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "wcr/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-168-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE A
NON-CONFORMING USE FOR A SERVICE
GARAGE AND TO ESTABLISH THE
LOCATION OF ALL NON-CONFORMING
SITE CONDITIONS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 1, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B6
Towson, MD 21204

RE: Item No.: 168
Case No.: 99-168-SPH
Location: 9728 Pulaski Highway

Dear Mr. Monk:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 16, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: November 2, 1998

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

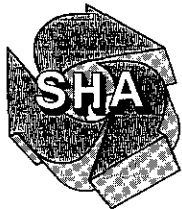
SUBJECT: Zoning Advisory Committee Meeting
 for November 2, 1998
 Item No. 168

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. Conformance with the Landscape Manual to the extent possible should be required. The 10-foot landscape strip along Pulaski Highway should be provided. This requires the removal of a 10-foot-wide strip of macadam.

RWB:HJO:jrb

cc: File

ZONE1102.168



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Date: October 29, 1998

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 168 (WCR)

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval of the Special Hearing.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

OCTOBER 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: ARBUTUS SHOPPING CENTER LTD. PARTN. - 157
VIRGINIA HARRIS GURLEY - 163
ESTATE OF GORDON A. GURLEY - 169

Location: DISTRIBUTION MEETING OF OCTOBER 26, 1998

Item No.: 157, (163) 169 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: 10/30/98

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/26/98

for
12/10

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	153 AV	158 -	168
	154 AV	161 -	169
	155 -	162 AV	170
	156 -	165 -	
	157 -		

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

RECEIVED JAN 9 6 2000

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 16, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 8, 1999
Item Nos. 155, 156, 157, 158, 159,
160, 161, 162, 163, 164, 165, 166,
167, 168 169 & 170

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11089.NOC

hs
12/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 4, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9726-9728 Pulaski Highway

INFORMATION:

Item Number: 168 & 169

Petitioner: Estate of Gordon A. Gurley/Virginia Harris Gurley

Zoning: ML-AS & ML-IM

Requested Action: Special Hearing and Variance

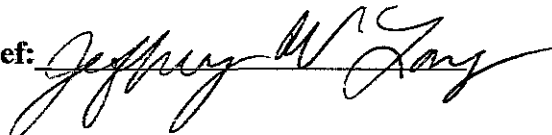
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicants' request conditioned upon the following:

1. A landscape plan should be submitted to the Office of Planning for review and approval;
2. The existing fence should be repaired and or repainted; and
3. The existing ingress and egress point directly off Pulaski Highway should be repaved.

These recommended improvements to the property would support the county's efforts to enhance the visual character of the Pulaski Highway corridor.

Section Chief:



AFK/JL:



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 17, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 1, 1999

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

155, 156, 157, 158, 159, 160, 161, 162, 163,
167, 168, and 171

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



ENGINEERS • PLANNERS

March 19, 1999

Mr. Jeff Long
Baltimore County
Office of Planning
401 Bosley Avenue, Suite 406
Towson, MD 21204

Subject: 9726 Pulaski Highway (Case# 99-169-SPHA)
9728 Pulaski Highway (Case# 99-168-SPH)
Baltimore County, MD
WMI Project No.: 98-096

Dear Jeff:

Pursuant to our discussion on March 17, 1999 regarding the Planning Offices' recommended conditions for approval which were not made part of the Zoning Commissioner's Order in the above-referenced cases, the applicant has agreed to plant the trees on his own.

Cordially,



William Monk

cc: John Gurley
Lawrence Schmidt – Zoning Commissioner ✓
Peter Max Zimmerman – People's Council

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

October 8, 1998

PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Zoning application drop-off
9728 Pulaski Highway
Baltimore Co., MD
WMI Project No.: 98-096

Gentlemen:

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has been reviewed by PDM staff (John Lewis).

Cordially,



William Monk

Encl.

OK
UC

PLEASE ASSIGN
CASES TOGETHER
9726 + 9728
PULASKI Hwy

99-168-5PH



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

November 16, 1998

William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, Maryland 21204

Dear Mr. Monk:

RE: Drop-Off Petition Review (Case #99-168-SPH), 9728 Pulaski Highway

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The point of beginning on the description is called from the Mohr's Lane centerline while on the plan it is shown from the centerline of Middle River Road.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II, Zoning Review

JLL:cjs

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONK

222 BOSLEY AVE
SIDE B-6

TOWSON, MD 21204

JOHN GURLEY

2009 INDIAN HEAD RD.

TOWSON MD. 21204

JOHN ROGALSKI

137 W. RING FACTORY RD

BEZAIR, MD 21014

Arnold Fox



The Tru-Rol Company, Inc.

9726 Pulaski Highway
Baltimore, MD 21220
Phone: (410) 687-1444
Fax: (410) 687-2656

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Mining Teeth and components for Shovels and Excavators.

Bladesaver II Lip systems for Loaders. Our weld shop repairs and rebuilds Buckets.

BUCYRUS BLADES

PACAL BLADES

INDUSTRIAL PARTS EQUIPMENT: Bulldozer Blades, Bucket Lips, Grader Blades, Skid Plates, and Scraper Edges. Plow Bolts and hardware.

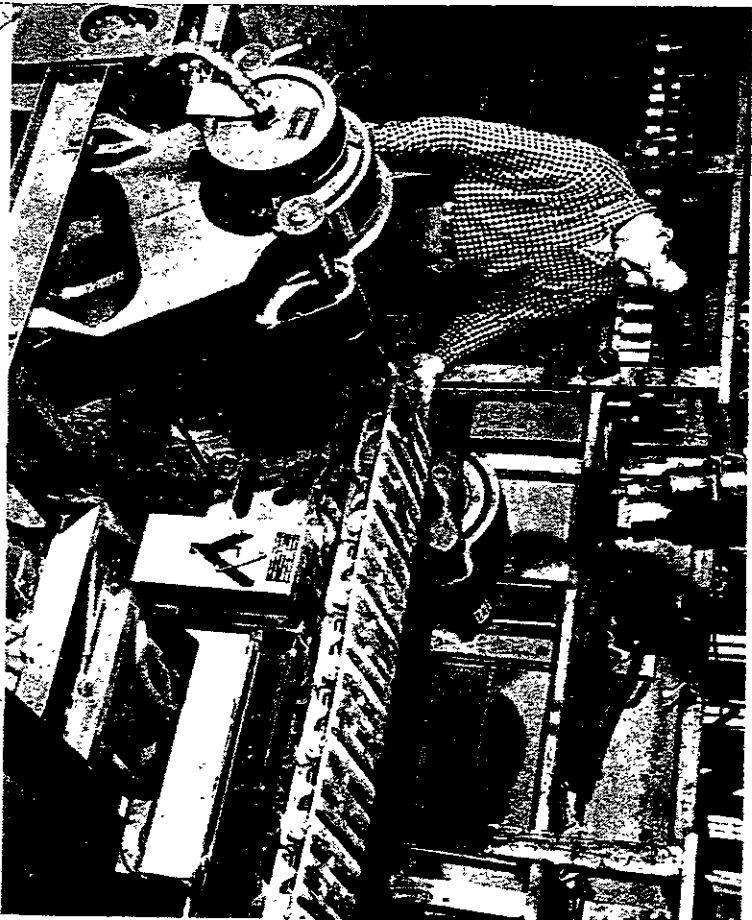
HARDOX STEEL: Hardox 400 and 500 Plate Stock. Flat Single Bevel Bucket Lips. Flat Wear Bar Stock. Bucket Liners and Dozer Skins formed for repairs.

4N GROUSER STEEL: Grouser Steel for Dozers and Loaders. AISI 1070 Steel. Regrousering of Dozer Shoes in our weld shop.

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... but it takes more than brute force to do it right!



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TRU-ROL, IT'LL BE RIGHT!**

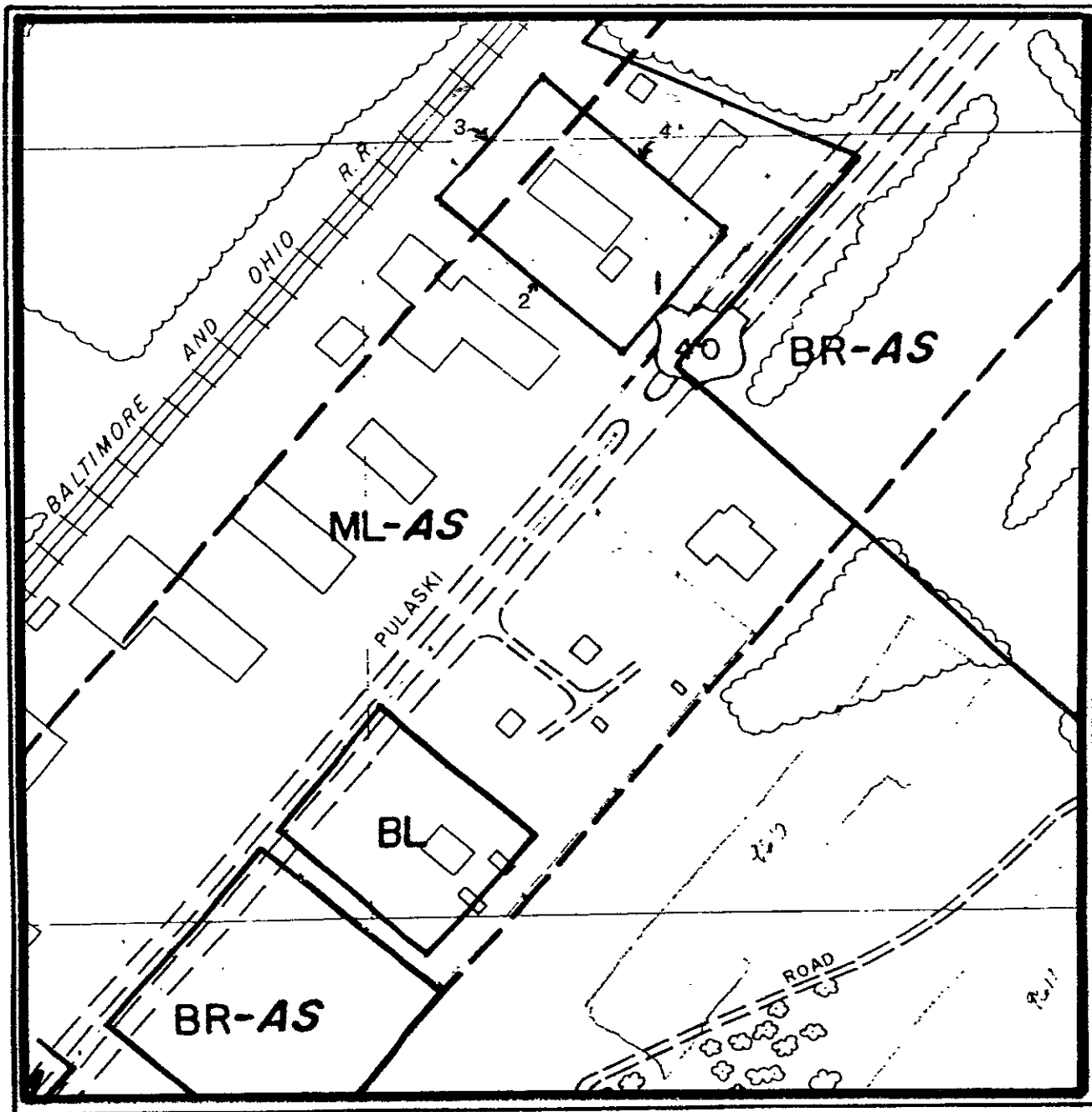
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ZONING MAP

SCALE : 1"=200'

- 1) South 40° 56' 29" West 200.00 feet
- 2) North 49° 04' 26" West 300.35 feet
- 3) North 40° 55' 34" East 200.00 feet
- 4) South 49° 04' 26" East 300.35 feet

WILLIAM MONK, INC.
 SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE -6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

9728 PULASKI HIGHWAY
BALTIMORE CO., MD.

ZONING
 NE=6H

SCALE
 1"=200'

FILE #
 98-096

99-168-SAH

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

9726-28 PULASKI HIGHWAY



EXISTING NON-CONFORMING SITE CONDITIONS ALONG PULASKI HIGHWAY

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

9728 PULASKI HIGHWAY



INTERIOR SERVICE BAYS

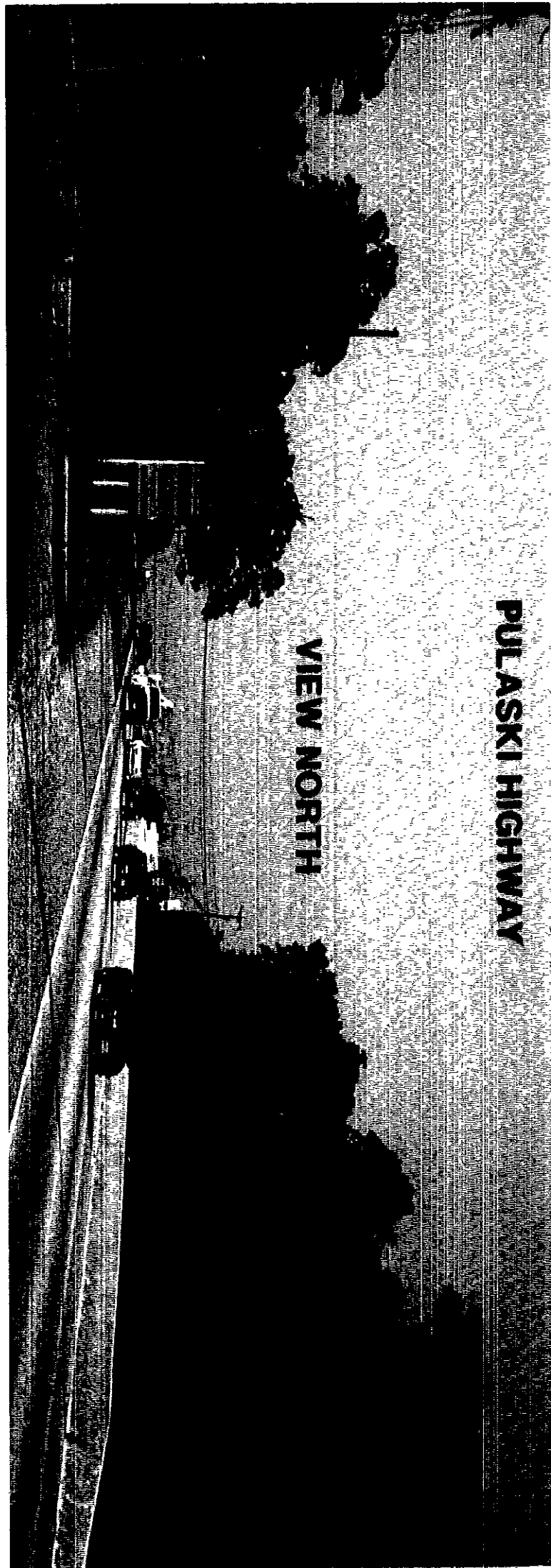
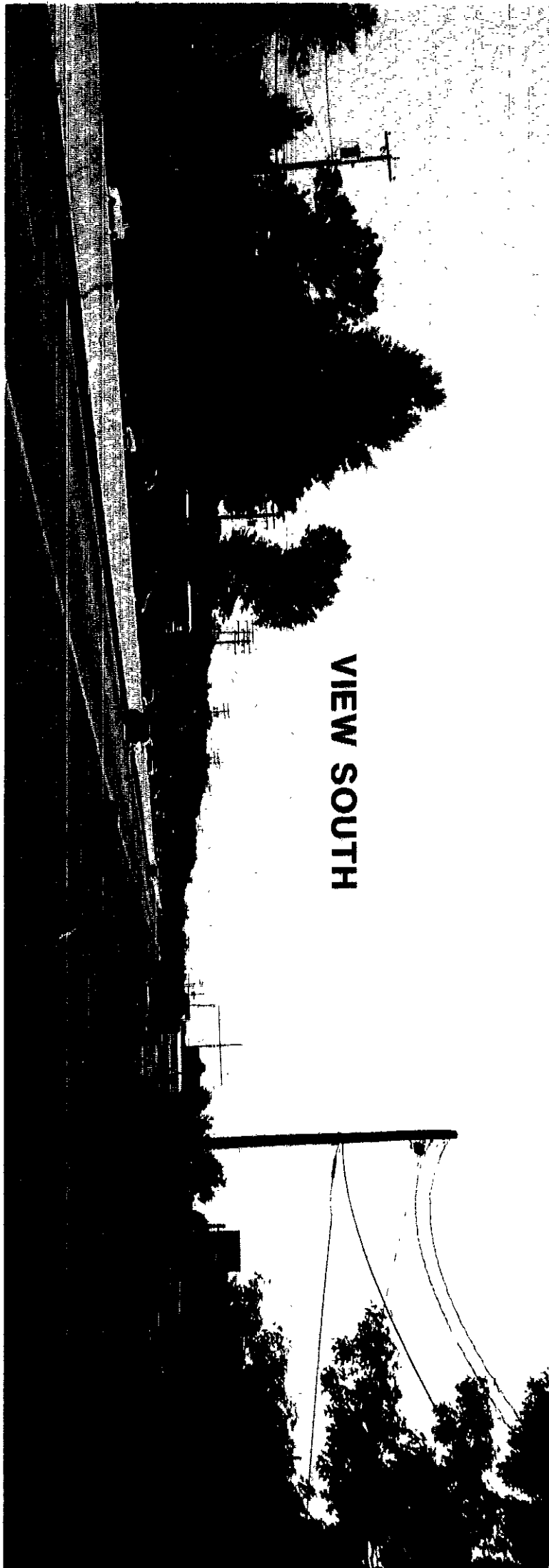
9728 PULASKI HIGHWAY



VEGETATION ALONG NORTH PROPERTY LINE

WILLIAM MONK, INC.

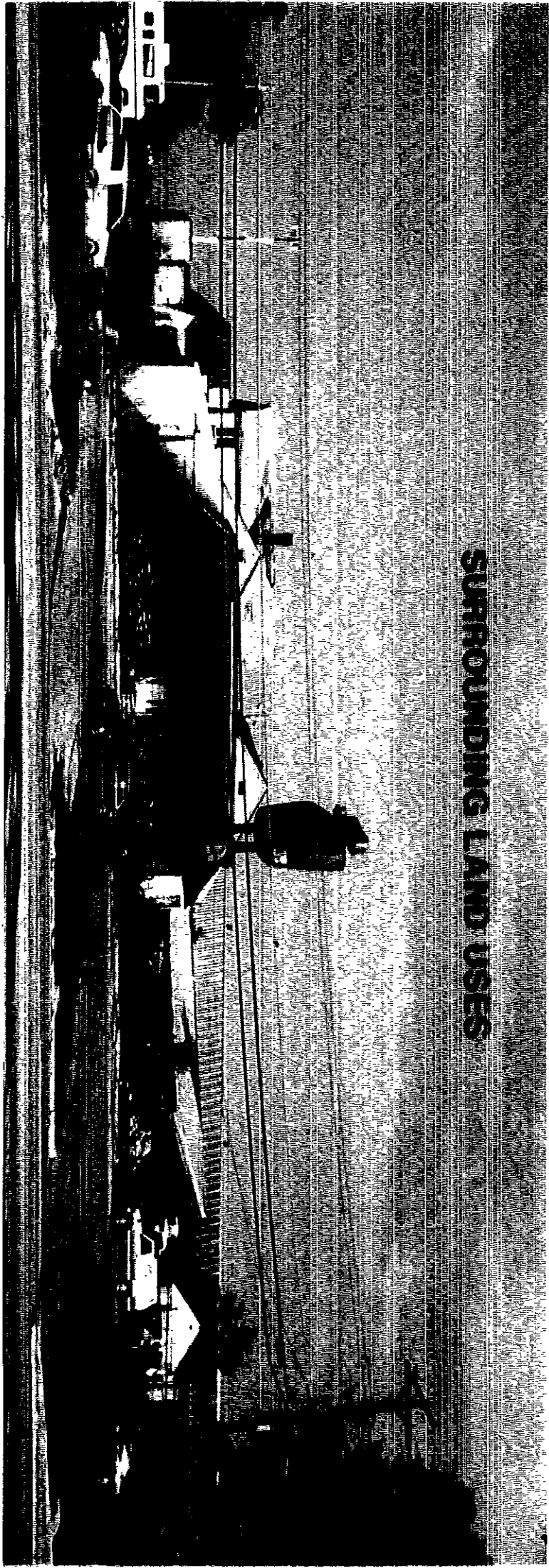
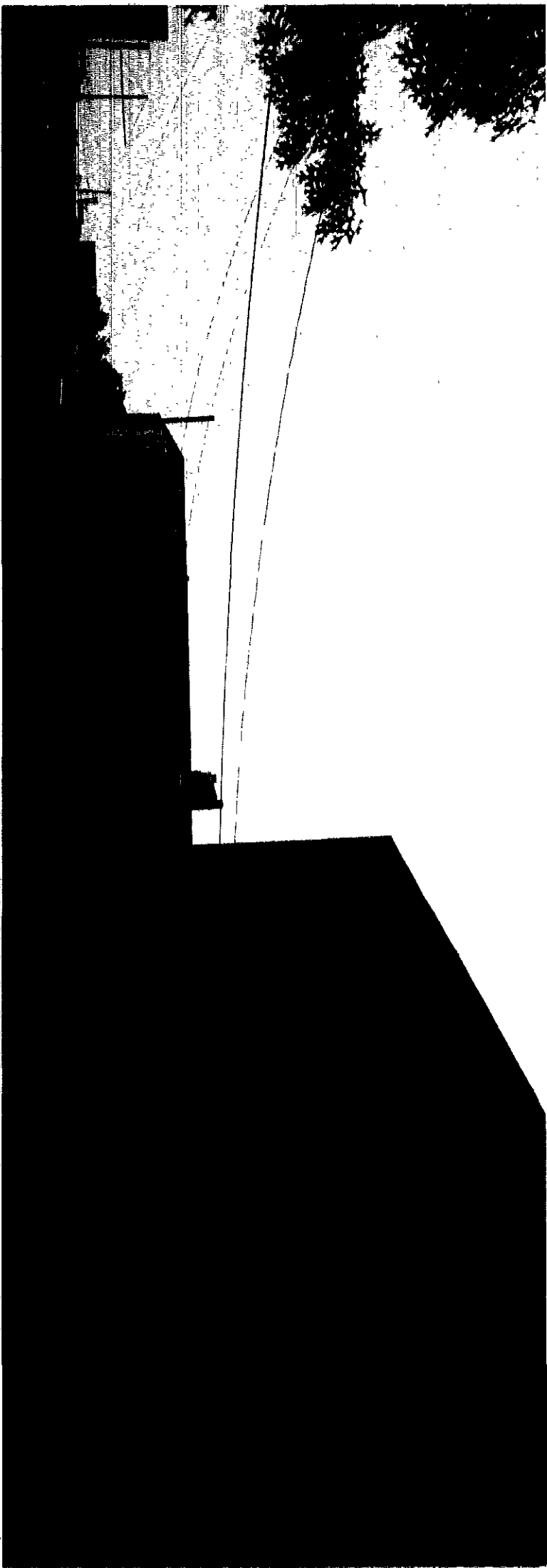
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PULASKI HIGHWAY

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



WILLIAM MONK, INC.

ENGINEERS • PLANNERS

9726-28 PULASKI HIGHWAY

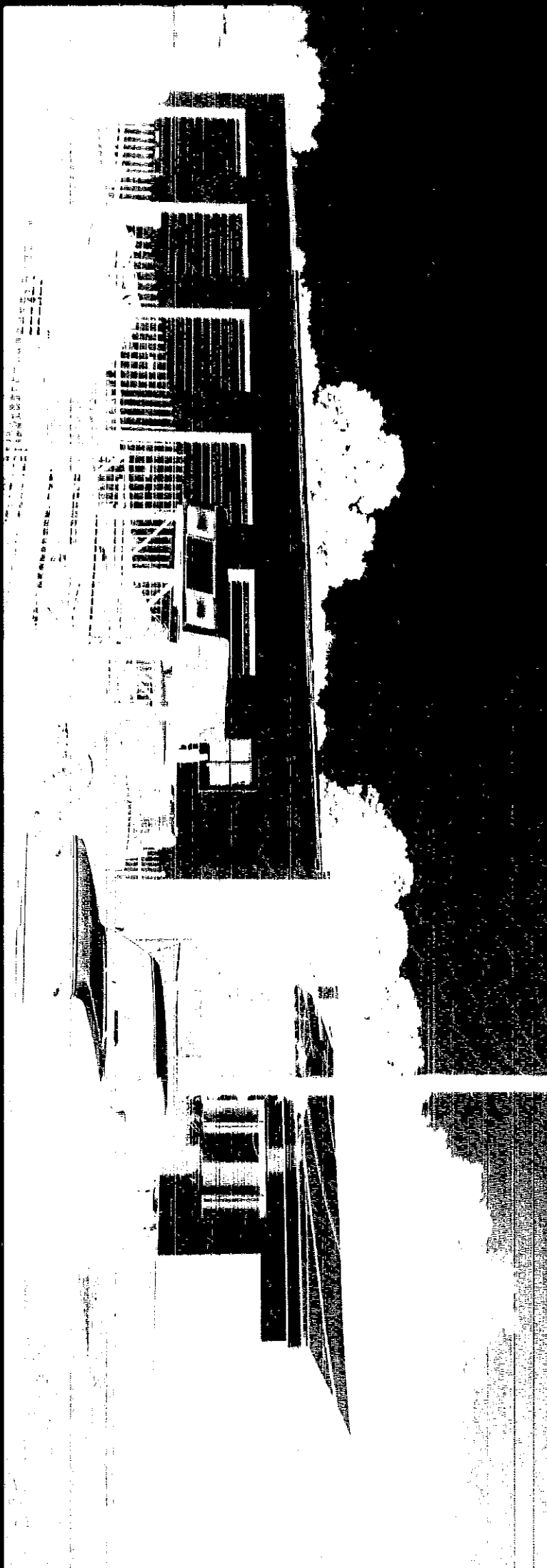


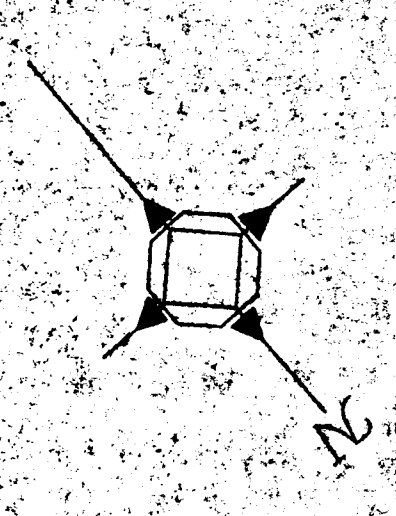
**EXISTING CONSTRUCTION MACHINERY AND
MATERIALS STORAGE YARD**

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

**9728 PULASKI HIGHWAY
EXISTING SERVICE GARAGE**





PULASKI HIGHWAY
(150' R/W US. ROUTE 40)

EXISTING OPENING →

CENTERLINE PUTASKI HIGHWAY

EXISTING RAISED CONCRETE BARRIER

[illegible]

VICINITY MAP
SCALE: 1"=2000'

Courthouse Commons
#202 Bosley Avenue, Suite B-6
Towson, Maryland 21204
Phone: 410-464-8931 Fax: 410-464-9903

99-1683PH

9728 PULASKI HIGHWAY
BALTIMORE COUNTY, MARYLAND

REVIEWS	DEATH BY: W/F	DISCARDED BY: WPM	SCALE: 1-30
	DATE: 6/28/98	TOR NO: 68-098	SHEET NO: 1 OF 1

100-2-101
1/27/78

Seal of the State of Maryland, featuring the text "STATE OF MARYLAND" and "1776".